

C9/1

SUBDIVISION VACATION REVIEW SHEET

CASE NO.: C8-2008-0076.0A(VAC)

Z.A.P.DATE: November 6, 2012

SUBDIVISION NAME: Turtle Creek Commercial Subdivision, A Resubdivision of Lot 1, Fairview Baptist Subdivision Section Two

AREA: 8.071 acres

LOTS: 2

APPLICANT: Creekside Homes, LP
(Ryan Diependbrock)

AGENT: Perales Engineering LLC
(Jerry Perales)

ADDRESS OF SUBDIVISION: 5616 South 1st Street

GRIDS: G-17

COUNTY: Travis

WATERSHED: Williamson Creek

JURISDICTION: Full Purpose

EXISTING ZONING: GR-CO & SF-6-CO

PROPOSED LAND USE: Single Family & Public

DEPARTMENT COMMENTS: The applicant is requesting a Total Vacation of the plat, Turtle Creek Commercial Subdivision, A Resubdivision of Lot 1, Fairview Baptist Subdivision Section Two. This tract of land will be re-platted under C8-2012-0094.0A Creekside Homes.

STAFF RECOMMENDATION: Staff recommends the total plat vacation of: Turtle Creek Commercial Subdivision, A Resubdivision of Lot 1, Fairview Baptist Subdivision Section Two

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon
Email address: Sylvia.limon@austintexas.gov

PHONE: 974-2767

C9/2

**TOTAL VACATION OF TURTLE CREEK COMMERCIAL SUBDIVISION, A Resubdivision of Lot 1,
Fairview Baptist Subdivision Section Two**

THE STATE OF TEXAS

COUNTY OF TRAVIS

WHEREAS, Fairview Baptist Church And Equilibrium Development LP, owners of Lot 1, Fairview Baptist Subdivision Section Two, a plat recorded in Volume 93, Page 365, in the Plat Records of Travis County, Texas, did heretofore subdivide the same into the subdivision designated as TURTLE CREEK COMMERCIAL SUBDIVISION, A Resubdivision of Lot 1, Fairview Baptist Subdivision Section Two, the plat of which is recorded in Document Number 200900022 of the Official Records of Travis County, Texas, and

WHEREAS, the following lots in said subdivision are now owned by the parties indicated, to wit:

LOT
1A

OWNER
Fairview Baptist Church

1B

Creekside Homes LP

WHEREAS, Fairview Baptist Church and Creekside Homes LP, who collectively constitute the owners of all original, intact lots in TURTLE CREEK COMMERCIAL SUBDIVISION, A Resubdivision of Lot 1, Fairview Baptist Subdivision Section Two, are desirous of totally vacating said subdivision plat so as to destroy the force and effect of the recording of such subdivision plat insofar and only insofar as the same pertains to Lots 1A and 1B.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Fairview Baptist Church and Creekside Homes LP, for and in consideration of the premises and pursuant to the provisions of Chapter 212.013 of the Local Government Code, does hereby vacate Lots 1A and 1B only.

EXECUTED THE DAYS HEREAFTER NOTED.

DATE

08/09/12

OWNER'S SIGNATURE

Charles Long
Fairview Baptist Church

STATE OF TEXAS

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§
§

COUNTY OF TRAVIS

Before me, the undersigned authority on this the 9th day of August, 2012, personally appeared Charles Long known to me to be the person whose name is subscribed to the forgoing instrument. It has been acknowledge to me that he executed the foregoing instrument as owner of the property described heron.

[Signature]
Notary Public, State of Texas

Marlene L. Hebert
Printed Name of Notary

3-10-2015
Date Commission Expires



C9/3

DATE

8/28/12

OWNER'S SIGNATURE

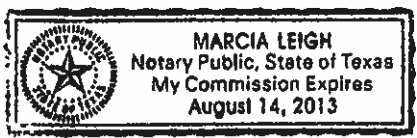
[Signature]
Creekside Homes LP

STATE OF TEXAS

COUNTY OF TRAVIS

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Before me, the undersigned authority on this the 28 day of August, 2012, personally appeared J. Ryan Dieperbeek known to me to be the person whose name is subscribed to the forgoing instrument. It has been acknowledge to me that he executed the foregoing instrument as owner of the property described heron.

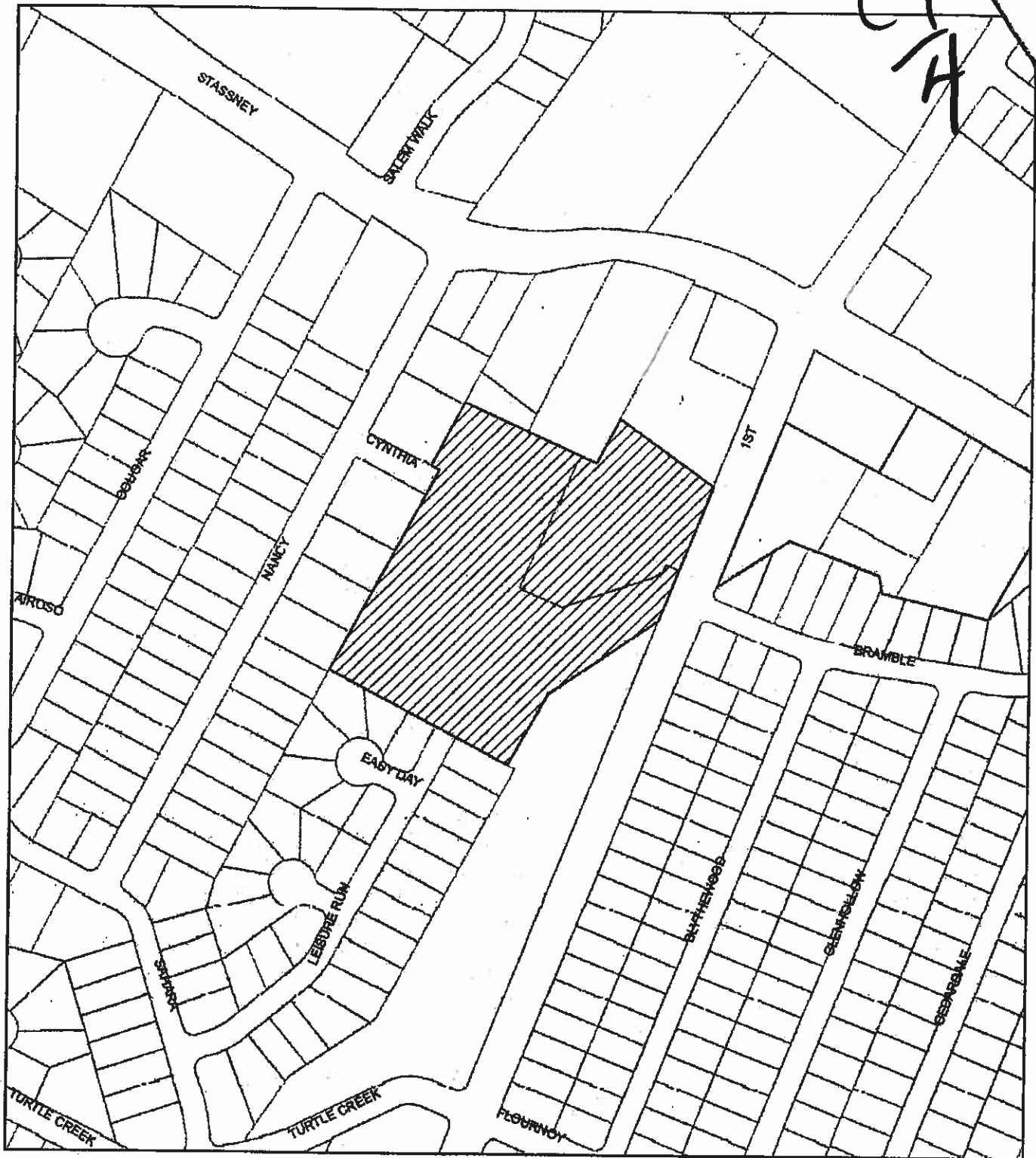




[Signature]
Notary Public, State of Texas

Marcia Leigh
Printed Name of Notary

August 14, 2013
Date Commission Expires

C9
H



-  Subject Tract
-  Base Map

CASE#: CB-2012-0094.0A
LOCATION: 5616 S. 1st Street

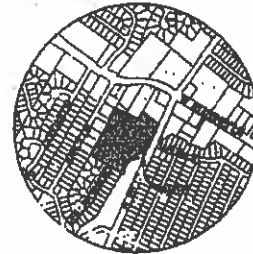


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

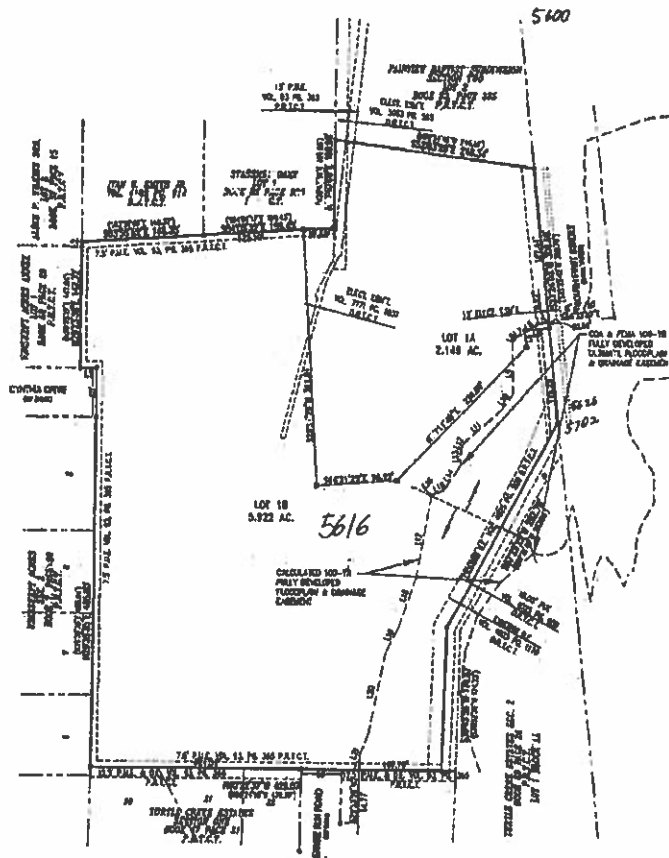
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

TURTLE CREEK COMMERCIAL SUBDIVISION

A RESUBDIVISION OF LOT 1, FAIRVIEW BAPTIST SUBDIVISION SECTION TWO



LOCATION MAP



NOTES:

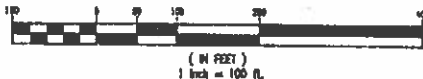
1. ANY STRUCTURES CROSSING PROPERTY LINES MUST BE DEMOLISHED, OR OBTAIN A WRITTEN DEVELOPMENT AGREEMENT, PRIOR TO ANY BUILDING PERMITS BEING ISSUED ON THIS SITE.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNLESS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
3. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE WATER AND WASTEWATER UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
4. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS AS STATED IN THE LAND DEVELOPMENT CODE.
5. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS OR ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
6. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROPRIATE METHODS.
7. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY OR DUPLEX ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
8. AUSTIN ENERGY HAS THE RIGHT TO CUT AND TRIM TREES AND SHRUBBERY AND REMOVE OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR OF OBSTRUCTIONS. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
9. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT MAY PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES WITHIN OR ALONG THE PERIMETER OF THIS SUBDIVISION/LOT. THESE EASEMENTS/ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDINGS AND WILL NOT BE LOCATED AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
10. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
11. UNDEVELOPED STATUS: THIS SUBDIVISION IS LOCATED WITHIN THE WILLIAMSON CREEK WATERSHED WHICH IS CLASSIFIED AS SUBURBAN AND SHALL BE MAINTAINED IN CONFORMANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. THIS SUBDIVISION IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
13. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
14. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION PURSUANT TO SECTION 25-8-101 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
15. FOR A MINIMUM TRAVEL DISTANCE OF 25 FT. FROM THE ROADWAY EDGE DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
16. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT.
 - i. 1st STREET

THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

17. DEVELOPMENT ON ANY LOT IN THIS SUBDIVISION SHALL BE PURSUANT TO PROVISIONS OF LDC 25-8-211.

18. BICYCLE AND PEDESTRIAN ACCESS IN CONFORMANCE WITH SUBCHAPTER E OF SECTION 25-2 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE WILL BE PROVIDED TO THE ADJACENT LOT 1A PRIOR TO SITE PLAN APPROVAL.

GRAPHIC SCALE



LEGEND

- CONCRETE MONUMENT FOUND
- IRON ROD FOUND
- BOUNDARY LINES
- - - EASEMENT LINES
- EX. SIDEWALK
- P.A.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- D.U.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION
- P.U.E. PUBLIC UTILITY EASEMENT

LOT SUMMARY

LOTS	ACREAGE
1A	2.149 AC
1B	5.922 AC
TOTAL	8.071 AC

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N80°57'30"W	18.89'
(L1)	(N80°40'10"W)	(18.87')
L2	N23°52'11"E	5.01'
(L2)	(N23°22'59"E)	(5.02')
L3	S86°35'57"E	30.00'
L4	N23°47'03"E	20.00'
L5	N72°54'22"W	16.21'
L6	S81°21'50"W	13.42'
L7	N88°48'27"W	14.06'
L8	S85°47'55"W	8.25'
L9	S77°44'51"W	62.49'
L10	S85°17'30"W	25.47'
L11	S78°57'03"W	60.46'
L12	S54°14'10"W	8.42'
L13	S28°07'59"W	20.31'
L14	S82°18'37"W	34.31'
L15	N85°54'39"W	15.42'
L16	S73°28'10"W	2.27'
L17	S38°43'12"W	101.18'
L18	S49°15'03"W	61.42'
L19	S56°32'00"W	57.29'
L20	S49°23'38"W	100.68'
L21	S50°50'03"W	47.18'

PROPERTY OWNER: FAIRVIEW BAPTIST CHURCH
3808 S. 1st STREET
AUSTIN, TEXAS 78746

ACREAGE: 8.071 AC
NUMBER OF BLOCKS: 2
NUMBER OF LOTS: 2
SUBMITTAL DATE:

SURVEYOR: PAUL UTTERBACK, R.P.L.S. 5738
A.T.S. ENGINEERS, INSPECTORS & SURVEYORS
4811 BEZ CANES RD., #200
AUSTIN, TEXAS 78746
512-320-0885
512-320-0886

ENGINEER: KERRY K. POUA
A.T.S. ENGINEERS, INSPECTORS & SURVEYORS
4811 BEZ CANES RD., #200
AUSTIN, TEXAS 78746
512-320-0886
512-320-0886

UTILITY PROVIDERS: WATER: AUSTIN WATER
WASTEWATER: AUSTIN WATER
TELEPHONE: ATT
CABLE: AUSTIN ENERGY

about earth
ATS
A.T.S. ENGINEERS, INSPECTORS & SURVEYORS
2008-2009

C8-2008-0076.0A

PROJECT NO.
DATE
PLAT DATE
SHEET

1 of 2